



सत्यमेव जयते

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FORM 'B'
[Seerule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Sworn and Verified
 before me

Affidavit cum Declaration of Mr. Kishori Lal Goel (Managing Partner) duly authorized by the promoter "EXCELLA INFRAZONE LLP" of the proposed project "Excella Kutumb Phase-IV".

For Excella Infrazone LLP

SATYA PRAKASH SRIVASTAVA

Advocate & Notary
 Lucknow U.P. India

Auth. Sign.

Authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
 2. The onus of checking the legitimacy is on the users of the certificate.
 3. In case of any discrepancy please inform the Competent Authority.

I, Kishori Lal Goel, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Mr. Manoj Kumar Shukla, Mr. Rajnikant Mishra and M/s Walson Infrareal LLP have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 19-02-2025.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Sworn and Verified
before me

12/12/2022

SATYA PRAKASH SRIVASTAVA
Advocate & Notary
Lucknow U.P. India

For Excela Infrareal LLP
Deponent
Auth. Sign.

Verification

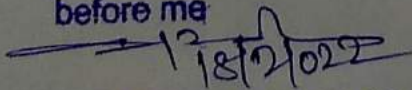
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Lucknow on this
18th day of February 2022.

For Excellia Intrazone LLP
Deponent  Auth. Sign.



Sworn and Verified
before me


SATYA PRAKASH SRIVASTAVA
Advocate & Notary
Lucknow U.P. India

I Identify the deponent/executor/sig
who has signed out T. L. before me.

भारतीय गैर न्यायिक

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उत्तर प्रदेश UTTAR PRADESH

51AE 148459

Affidavit cum Undertaking

(For Registration of Project under RERA)

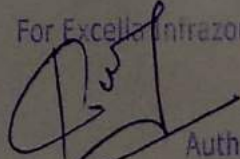
I, Kishori Lal Goel, S/o Rajendra Kumar Goel, aged 41 years, R/o Flat No. T-601, Rohtas Plumeria Homes, Vibhuti Khand, Gomti Nagar, Lucknow, U.P.-226010, partner at **M/s Excella Infrazone**, having its Regd. Office situated B-2/345, Vikas Khand, Gomti Nagar, Lucknow, U.P.-226010, promoter of the proposed project "**Excella Kutumb Phase-IV**" do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of the project "**Excella Kutumb Phase-IV**" situated at Khasra/Plot 2677 & 2678/1, Mohanlalganj, Lucknow, under Uttar Pradesh Real Estate Regulatory Authority (UP-RERA) under application ID No. **ID380869**.
2. That we are developing 78 (Seventy Eight) shops/flats of different sizes and till date we have not advertised, marketed, sold or offered for sale or invited any person to purchase in any manner any flat/unit in the project or any part

Sworn and Verified
before me

SATYA PRAKASH SRIVASTAVA
Advocate & Notary
Lucknow U.P. India

For Excella Infrazone LLP


Auth. Sign.

3. That the following projects have also been registered in RERA on the same Khasra number being 2677, however, the land area does not coincide with that of the proposed project i.e. "Excella Kutumb Phase-IV".

Sr.No.	Name of the other project on Khasra 2677	UPRERA Reg No.
1.	Excella Kutumb Phase-I	UPRERAPRJ2629

The details of the land area under Khasra 2677 is as below -

Registry No.	Land Area (in sqmtr)	Land Owner	Khasra No.	Registry Type	Explanation
6682 & 6683 (dated 13.04.2015)	1840	Share of Frasier Estate Private Limited, sold to Manoj Kumar Shukla and Rajnikant Mishra (in the ratio 1:1)	2677	Sale Deed	This land area has been fully utilized for project "Excella Kutumb Phase-I"
4583	2151.30	Share of Ram Narayan sold to Walson Infrazone LLP	2677	Sale Deed	Out of the total land area of 2151.30 sq.mtr., 310 sq.mtr. area has been utilized for project "Excella Kutumb Phase-I". Remaining area i.e. 1840 sq.mtr (approx..) is being proposed for development of our project "Excella Kutumb Phase-IV"
TOTAL LAND AREA 3991.30					



For Excella Infrazone LLP

Deponent
Auth. Sign.

Verification

I, Kishori Lal Goel, S/o Rajendra Kumar Goel, aged 41 years, R/o Flat No. T-601, Rohtas Plumeria Homes, Vibhuti Khand, Gomti Nagar, Lucknow, U.P.-226010, partner at **M/s Excella Infrazone**, having its Regd. Office situated B-2/345, Vikas Khand, Gomti Nagar, Lucknow, U.P.-226010, do hereby declare that the contents in para No.1 to 3 of my above Affidavit are true and correct.

This Affidavit is verified at Lucknow on 18th February 2022.

For Excella Infrazone LLP

Deponent
Auth. Sign.

Sworn and Verified
before me

SATYA PRAKASH SRIVASTAVA
Advocate & Notary
Lucknow U.P. India